

SAN YSIDRO COMMUNITY PLANNING GROUP

NOTICE OF REGULAR MEETING

Location:
Governing Board Room
San Ysidro School District Education Center
4350 Otay Mesa Road (just north of Beyer Blvd) in San Ysidro, California

Monday, January 28, 2013 at 5:30 p.m.

Chairman: Michael Freedman (619) 690-3833
City Planner: Sara Osborn (619) 236-6368

Items Appearing On This Agenda May Be Acted Upon Without Further Notice as Allowed by the Brown Act [California Gov. Code, §54950 et.seq.]

1. **Call to Order, Introduction and Roll Call.**
2. **Approval of the Agenda** (changes require a vote of 2/3rds of the quorum)
3. **Approval of Minutes.** November 26, 2012
4. **Announcements:**
 - a. Vacancies: One; see Item 6.a.
 - b. Chair
 - c. Group Members
 - d. City Staff, Elected Representatives, and Other Officials
5. **Public Comment on Matters Not on the Agenda**

Any person may address the SYCPG regarding matters which are not on this Agenda. Comments and inquiries must be related to the SYCPG purposes, described in City Council Policy 600-24. The Chair can limit comment to a set period of time per item, or per speaker. The "Brown Act", a State law, does not allow any action to be taken on items not properly noticed.
6. **Docket Items:**
 - a. **NOMINATION & ELECTION FOR ONE VACANT SEAT.** Term ending April 2014. Accept nominations for qualified candidates: property owner, and/or resident, and/or local business person. See below for basic requirements [from SYCPG Bylaws].
 - b. **TIME LIMIT PARKING PROPOSAL.** (Andres Ripa) Petition submitted to City of San Diego from property owners. Restrict parking to two-hours between 8 AM to 6 PM, except Sunday. North side of Camino De La Plaza from 300 feet west of Virginia Avenue to 475 feet east of Willow Road.

This information will be made available in alternative format upon request. To request an agenda in alternative format, to request a sign language or oral interpreter, or to request Assistive Listening Devices (ALD's) for the meeting, you must call the City of San Diego at (619) 235-5200 at least five working days prior to the meeting to insure availability.

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- c. **COMMERCIAL ZONES.** (Antonio Martinez) Review subcommittee recommendations to change Commercial and Industrial zones in San Ysidro to replace the "San Ysidro Planned District" zones. (Part of Community Plan Update.)
- d. **SECURITY CONCERNS AT RAIL COURT & BORDER TRANSIT STATION.** (Miguel Aguirre) Consideration of problems affecting the North/South pedestrian crossing between the U.S. and Mexico, focused in the area around Rail Court.
- e. **NOMINATION & ELECTION OF SECRETARY.** Accept nominations and conduct election for a Secretary to serve until April 2014. (Board Members Only) Continued from November 2012 meeting.

7. Subcommittee Reports

- a. Infrastructure and Public Improvements - (Otto).
- b. San Ysidro Community Plan Update Advisory Committee - (Freedman)
- c. Commercial Zones - (Martinez)

8. Representative's Reports

- a. SY POE Expansion & Reconfiguration - (Adato)
- b. SY Smart Border Coalition – (Currie)
- c. Community Planners Committee – (Paredes/Wyman)
- d. Otay Mesa Planning Group - (Paul)
- e. Transportation Collaborative - (Hernandez)

9. Adjournment

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ARTICLE III

Community Planning Group Organizations

Section 1. The SYCPG shall consist of fifteen (15) elected members to represent the community. These members of the planning group shall constitute the officially recognized community planning group for the purpose of these bylaws and Council Policy 600-24.

Section 2. Council Policy 600-24 requires that elected members of the SYCPG shall, to the extent possible, be representative of the various geographic sections of the community and diversified community interests.

On the SYCPG elected seats are filled by any eligible member identified below. There is no further restriction on the distribution of seats among interests in the community.

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Planning group members shall be elected by and from eligible members of the community. To be an eligible community member an individual must be at least 18 years of age, and shall be affiliated with the community as a:

(1) property owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped), within the community planning area, or

(2) resident, who is an individual whose primary address of residence is an address in the community planning area, or

(3) local business person, who is a local business or not-for-profit owner, operator, or designee at a non-residential real property address in the community planning area.

An individual may become an eligible member of the community by demonstrating qualifications to be an eligible member of the community to the planning group Secretary or Election Committee prior to the March election or at the time of voting. Eligibility to vote is demonstrated by filing an **Application for General Membership** (Exhibit "B") which validates the affiliation requirements stated in this Section. Once eligibility to vote is established, an individual remains an eligible member of the community until a determination is made that the individual does not meet the planning group's criteria and formal action is taken by the planning group. However, the SYCPG shall require proof of eligibility during elections.

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Minutes from November 26, 2012

1. **Call to Order:** At 5:35 p.m., Chairman Michael Freedman called the meeting to order.

Roll Call: Present: I. Adato, M. Aguirre (5:48), T. Currie, M. Freedman, B. Gonzalez (5:51), Y. Hernandez, A. Martinez, R. Moran, S. Otto, M. Paredes (5:41), M. Paul, J. Wyman. Absent: D. Flores, A. Perez, (one seat vacant].

Quorum Present: 9 (5:35); 10 (5:41); 11 (5:48); 12 (5:51); 11 (6:30: Wyman left); 10 (6:40 Hernandez left)

2. **Approval of Agenda:** A motion was made by T. Currie and seconded by Y. Hernandez to approve the agenda. Motion Passed 9-0-0. Yeas: Adato, Currie, Freedman, Hernandez, Martinez, Moran, Otto, Paul, Wyman. Noes: None.

3. **Approval of Minutes** – A motion was made by I. Adato and seconded by A. Martinez to approve minutes for October 15, 2012 as written. Motion Passed 9-0-0. Yeas: Adato, Currie, Freedman, Hernandez, Martinez, Moran, Otto, Paul, Wyman. Noes: None.

4. **Announcements:**

- a. Vacancies: One, term ending April 2014. Nominations will accepted from qualified candidates until the January 28, 2013 Regular Meeting.

- b. Chair:

- The San Ysidro Community Plan Update meetings will resume on Wednesday, January 9, 2013 at 6:00 p.m. at Willow School.

- c. Group Members:

- Mr. Martinez: “Resource Fair” at the Nestor Community Health Center on December 8, 2012 (Saturday).
- Mr. Paredes: Casa Familiar “Tamalada” to raise funds for books. He also announced the Annual Women’s Club “Teddy Bear” event.
- Mr. Paul: Mayor Bob Filner’s celebration of his “Inaugural Day” at SYMS/MCC on Monday, December 3, 2012 from 8-10 p.m.

- d. City Staff, Other Officials, and Elected Representatives: No announcements

5. **Public Comment:**

- Mr. Miguel Aguirre commented on the “chaotic vehicle and pedestrian mess” taking place at the newly opened southbound pedestrian border crossing at Rail Court. The Chairman will consider a docket item at the next meeting.

6. **Docket Items:**

- a. **Nomination and Election of Secretary** – No candidates/volunteers – Item continued to next meeting in January 2013.
- b. **1st Southern Baptist Church of San Ysidro** – Mr. Johnny Tec did a presentation on the project proposed at 1781 Howard Avenue (west of Nicholoff School). Adds additional

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT SUBSEQUENT MEETING

structures for classrooms, office and bathroom. The project was previously approved by SYCPG in 2009, but has been altered to conform to City review. Motion made by M. Paul, second by R. Moran to recommend approval. Motion Passed 12-0-0. Yeas: Adato, Aguirre, Currie, Freedman, Gonzalez, Hernandez, Martinez, Moran, Otto, Parades, Paul, Wyman. Noes: None.

- c. **Pedestrian Master Plan** – Ms. Dawn Wilson (RBF Consulting) presented the plan. She provided two handouts with information, asked for input from the community. There were many questions and concerns discussed and suggested: bad crosswalks, gaps in sidewalks, obstructions in sidewalks, poorly maintained sidewalks. Info: www.sandiego.gov/planning/programs/transportation/mobility/pedestrian.shtml
No Action Taken.
- d. **Old Otay Mesa Road Improvements** – A dialogue/discussion took place regarding the sharing of the costs to construct a sidewalk between Hawken Drive and Crescent Bay Drive (within the Otay Mesa Community Plan area). This would connect a walkway from Beyer Blvd to the San Ysidro High School.. Otay Mesa Planning Group suggests there be a cost share among the two communities. Motion by A. Martinez, second by I. Adato to refer to the City to define methods that would allow “shared cost” Motion Passed 12-0-0. Yeas: Adato, Aguirre, Currie, Freedman, Gonzalez, Hernandez, Martinez, Moran, Otto, Parades, Paul, Wyman. Noes: None.

7. Subcommittee Reports

- a. Infrastructure and Public Improvements (Otto) – Mr. Otto reported that a letter with attachments of project by priority.
- b. San Ysidro Community Plan Update Advisory Committee (Freedman) – Mr. Freedman announced that a meeting at Willow is already scheduled on the topic on January 9, 2013 at 6 p.m.
- c. Commercial Zones (Martinez) – No report.

8. Representative's Reports

- a. SY POE Expansion & Reconfiguration - (Adato) No report
- b. SY Smart Border Coalition - (Currie) [Not present]
- c. Community Planners Committee - (Paredes/Wyman) No report
- d. Otay Mesa Planning Group (Paul) - Minutes sent via e-mail to all members.
- e. Transportation Collaborative - (Hernandez) No report

Adjourned at 7:22 p.m.

Next Regular Meeting: Monday, January 28, 2013 at 5:30 p.m.

Minutes taken by M. Paul

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ATTENDANCE RECORD

APRIL 2012 - MARCH 2013

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	MISSED
	2012	2012	2012	2012	2012	2012	2012	2012	2012	2013	2013	2013	
					SpecMtg								
ADATO	A	P	P	A	P		Y	P					2
AGUIRRE	A	P	P	P	P		A	P					2
CURRIE	P	P	P	P	A		A	P					1
FLORES	P	P	P	A	A		P	A					2
FREEDMAN	P	P	P	P	P		P	P					0
GONZALEZ B.	P	A	P	P	A		A	P					2
HERNANDEZ	P	P	P	A	P		P	P					1
MARTINEZ	P	P	P	P	P		P	P					0
MORAN	P	P	P	P	A		P	P					0
OTTO	P	P	P	P	P		P	P					0
PAREDES	P	P	P	P	A		P	P					0
PAUL	P	P	P	P	P		P	P					0
PEREZ	P	P	P	P	A		P	A					1
VASQUEZ	A	A	P	A	A		A						
WYMAN	A	P	P	P	P		P	P					1

SYCPG BYLAWS & CITY COUNCIL POLICY 600-24 REQUIRES THAT A SEAT MUST BE DECLARED VACATED WHEN THERE ARE:

3 CONSECUTIVE ABSENCES, OR;

4 TOTAL ABSENCES BETWEEN APRIL OF ONE YEAR THROUGH MARCH OF THE NEXT YEAR.

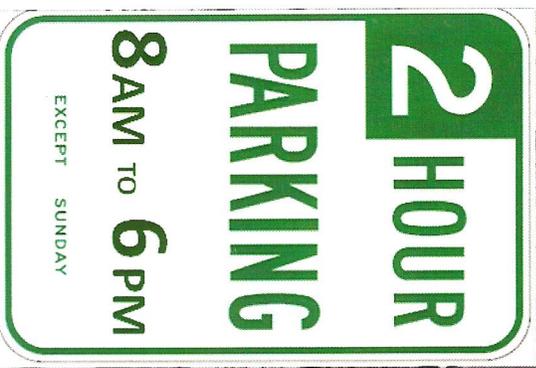
Camino De La Plaza * 2-hour parking time limit zone

* North side only

Ends 475 ft east of the Willow Rd intersection

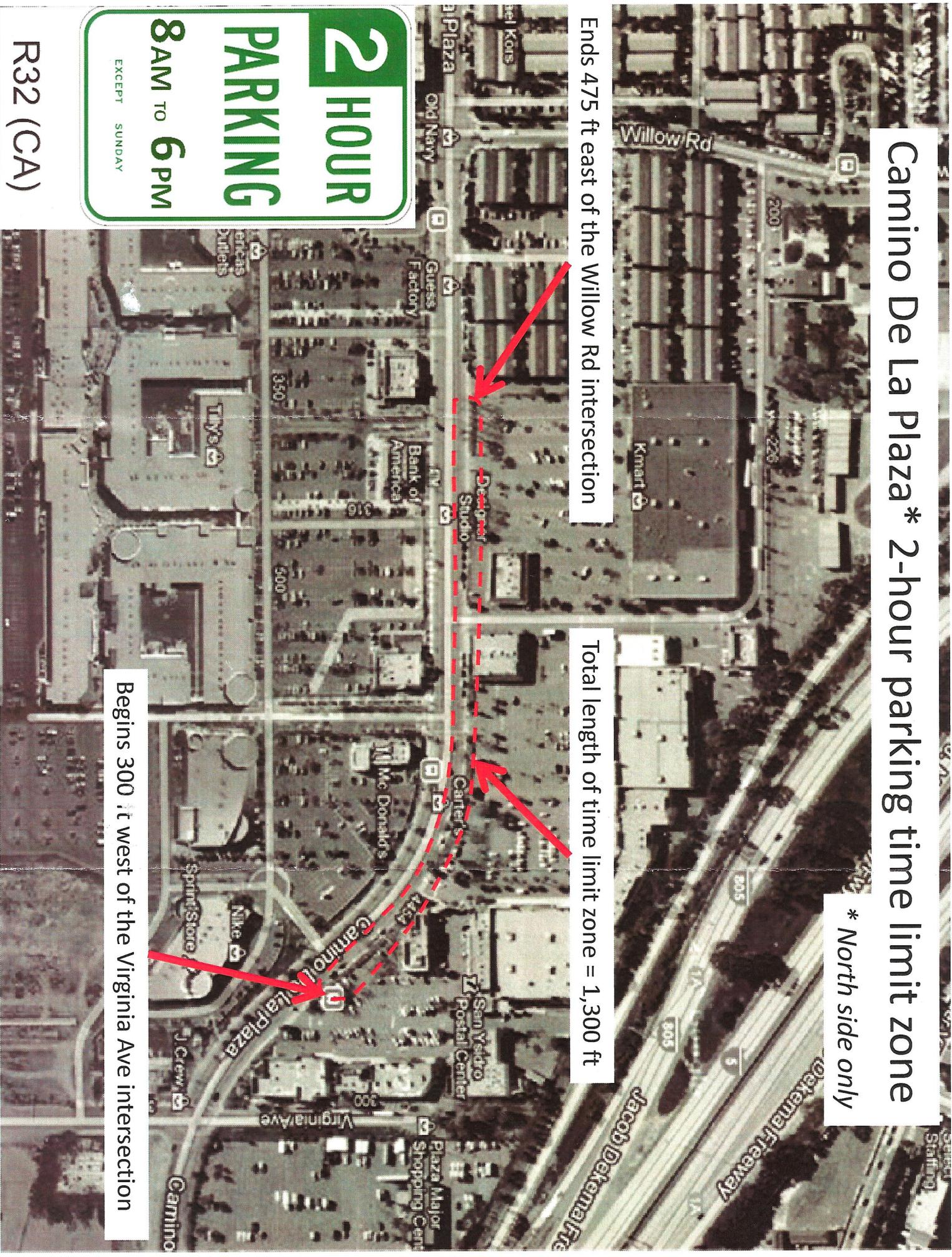
Total length of time limit zone = 1,300 ft

Begins 300 ft west of the Virginia Ave intersection



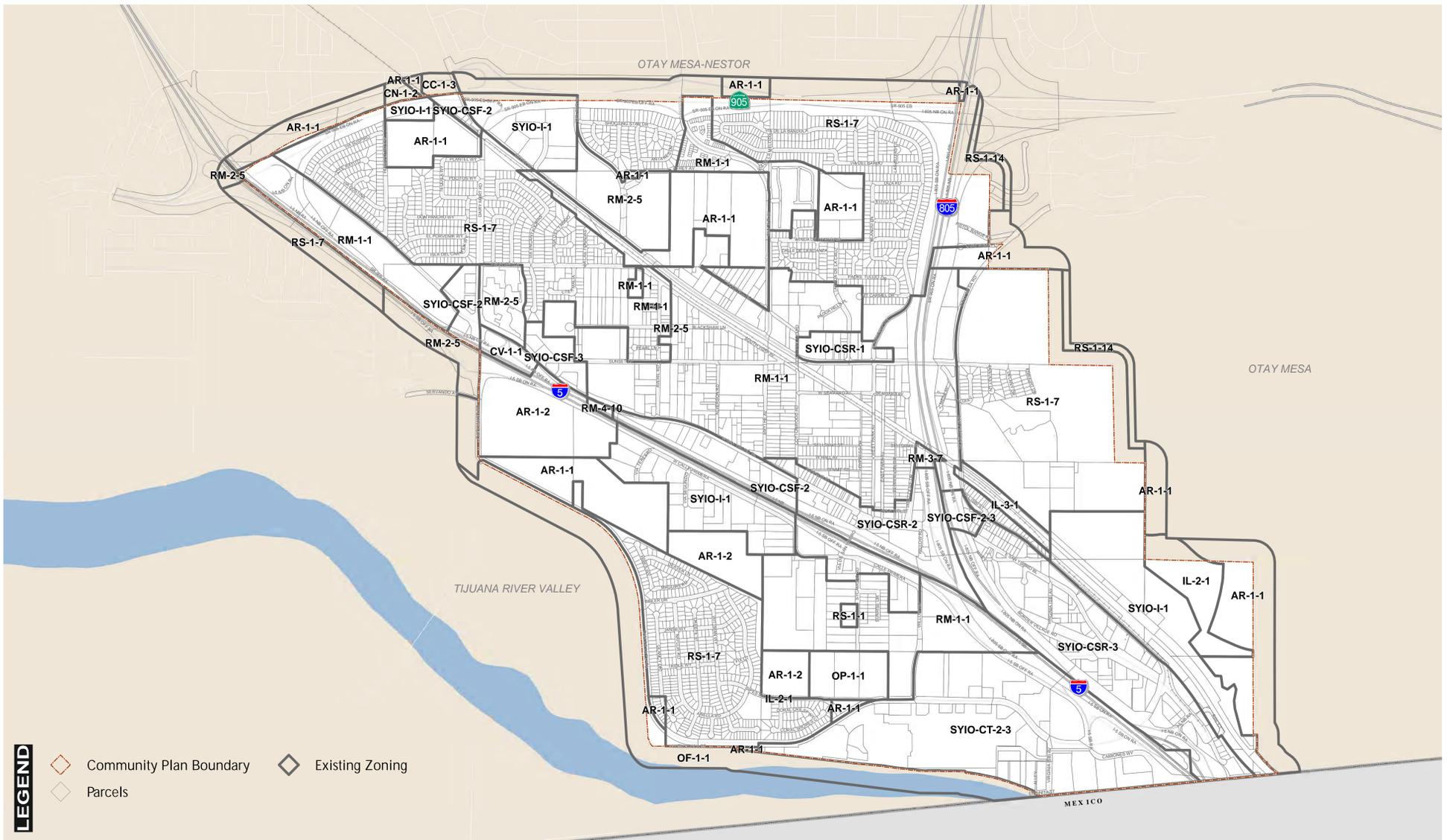
2 HOUR
PARKING
8AM TO 6PM
EXCEPT SUNDAY

R32 (CA)



SY CPU - Existing Commercial and Industrial Zones

Land Use Type (Refer to exist plan for Districts.)	Location	Existing Zone	Intensity FAR Allowed/Height
District 1 ⁻ (Village)	Historic Downtown	SYIO-CSR-2	0.75
District 2 – (WSYB btw Cottonwood and Averil.)	Strip Commercial Center	SYIO-CSF-2	0.5 Ht: 24 ft
District 4 ⁻ Three locations	Dairy Mart Rd.	SYIO-CSF-2	0.5 Ht: 24 ft
	Sunset at WSYB	SYIO-CSF-3	0.5 Ht: 24 ft
		CV-1-1	2.0 Ht: 60
	Calle Primera/Via SY	SYIO-CSF-2	0.5 Ht: 24 ft
		CV-1-1	2.0 Ht: 60
District 5 ⁻ (Beyer)	Health Center and Neighborhood Serving	SYIO –CSR-1	0.75 Ht: 24 ft
District 3	#1 Terminal Complex	SYIO –CSR-3	0.75 Ht: 24 ft
	#2 Commercial Support	SYIO –CSR-3	0.75 Ht: 24 ft
		SYIO-CSF-2-3	0.5 Ht: 24 ft
		CO-1-2	3.0 Ht: 60 ft
District 6	#3 Future Tourist Commercial	SYIO-CT-2-3	1.0 Ht: 24 ft
Industrial Area	Beyer	SYIO-1-1	1.5 Ht: 30 ft
Industrial Area	Calle Primera	SYIO-1-1	1.5 Ht: 30 ft
Industrial Area	Vacant Hillside	SYIO-I-1	1.5 Ht: 30 ft
		IL-2-1	2.0 Ht: 30 ft
Industrial Area	Storage	SYIO-1-1	1.5 Ht: 30 ft

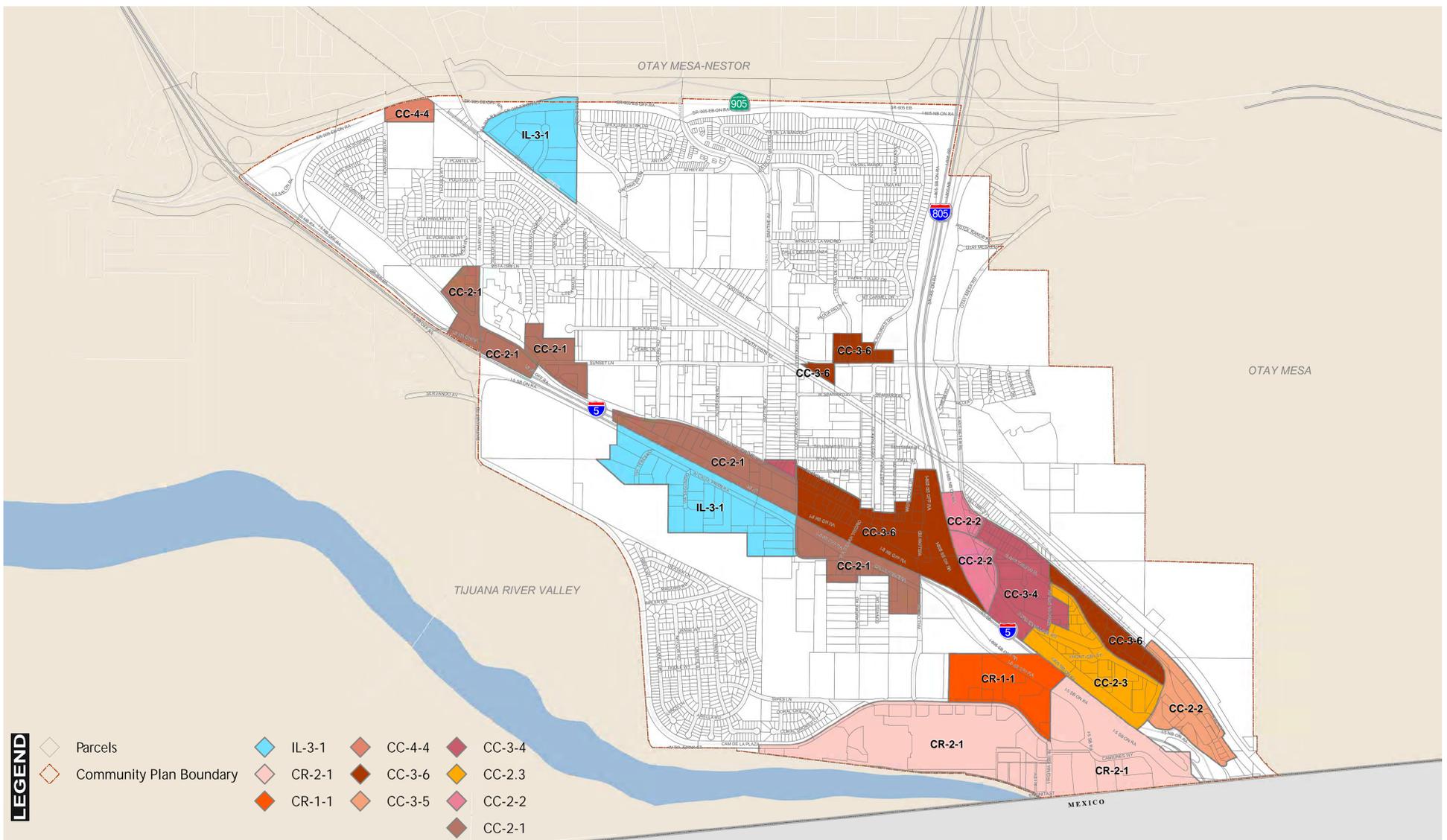


EXISTING Zoning Map - June 26, 2012

Sources: This dataset is a collection of the current base zone designations applied to property in the City of San Diego, as per the Official Zoning Map adopted by the City Council on February 28, 2006, and all subsequent updates.

On the effective date of Ordinance O-18691, (January 1, 2000) all zones that were established in Municipal Code Chapter 10, Article 1, Division 4 shall be amended and replaced with the base zones established in Chapter 13, Article 1, Divisions 1 through 6.

In addition to the regulations of the base zones applied to properties, planned district regulations may also apply. Applicable planned district regulations are located in Chapter 15, Article 2.



PROPOSED Zoning Map - December 20, 2012

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**Summary of Proposed Commercial and Industrial Zones
For
San Ysidro Community**

Zone	Purpose of Zone	Density (du/ac)	Min. Lot Area (sq.ft.)	Max. Height (ft.)	Max. FAR ¹	Residential Allowed	Land Use Designation
CC Zones	Accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. Provide for a range of <i>development</i> patterns from pedestrian-friendly commercial <i>streets</i> to shopping centers and auto-oriented strip commercial <i>streets</i>. Some CC zones allow residential <i>development</i>. Primarily located along collector <i>streets</i>, <i>major streets</i>, and public transportation lines.						
	CC-2 - allows community-serving uses with no residential uses						
CC-2-1	<i>Development</i> with strip commercial characteristics	---	5,000	30	.75	No	<ul style="list-style-type: none"> Community Commercial – Residential Prohibited Institutional
CC-2-2	<i>Development</i> with high intensity, strip commercial characteristics	---	5,000	60	2.0	No	<ul style="list-style-type: none"> Community Commercial – Residential Prohibited
CC-2-3	<i>Development</i> with an auto orientation	---	5,000	45	1.5	No	<ul style="list-style-type: none"> Community Commercial – Residential Prohibited
	CC-3 - allows a mix of pedestrian-oriented, community serving commercial uses and residential uses						
CC-3-4	<i>Development</i> with a pedestrian orientation and community serving commercial uses	29	2,500	30	1.0/1.5	Yes	<ul style="list-style-type: none"> Community Commercial – Residential Prohibited Community Commercial – Residential Permitted
CC-3-6	<i>Development</i> with a pedestrian orientation with a high residential density	44	2,500	45	2.0/4.0	Yes	<ul style="list-style-type: none"> Community Commercial - Residential Prohibited Community Commercial – Residential permitted
	CC-4 – allows heavy commercial uses and residential uses						

**Summary of Proposed Commercial and Industrial Zones
For
San Ysidro Community**

Zone	Purpose of Zone	Density (du/ac)	Min. Lot Area (sq.ft.)	Max. Height (ft.)	Max. FAR¹	Residential Allowed	Land Use Designation
CC-4-4	<i>Development</i> with a pedestrian orientation	29	2,500	30	1.0/1.5	Yes	<ul style="list-style-type: none"> Community Commercial - Residential Prohibited
CR Zones	Provide areas for a broad mix of business/professional office, commercial service, retail, wholesale, and limited manufacturing uses. Intended to accommodate large-scale, high intensity developments.						
CR-1-1	Regional serving commercial uses and residential uses, with an auto orientation.	29	15,000	60	1.0	Yes	<ul style="list-style-type: none"> Regional Commercial
CR-2-1	Regional serving commercial and limited industrial uses but no residential uses.	---	15,000	60	1.0	---	<ul style="list-style-type: none"> Regional Commercial Institutional
IL Zones	Provide a wide range of manufacturing and distribution activities. Intended to encourage sound industrial <i>development</i> by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.						
IL-3-1	<i>Development</i> with a mix of light industrial, office, and commercial uses	---	15,000	---	2.0	No	<ul style="list-style-type: none"> Heavy Commercial

¹ Where two ratios are shown the first is for commercial only development and the second is for commercial/residential mixed use development.